



TRINITY CITY PLANNING & ZONING MEETING

January 31, 2005
7:00 pm

PLANNING BOARD MEMBERS PRESENT: Chairman J. R. Ewings; Planning Board Members Linda Gant, Vernel Gibson, Buddy Maness, Richard McNabb, Danny Phillips, Paula Peace, and Robbie Sikes.

PLANNING BOARD MEMBERS ABSENT: Melvin Patterson

OTHERS PRESENT: City Manager, Ann Bailie; Zoning and Code Enforcement Officer, Adam Stumb; and City Clerk, Debbie Hinson.

*****A quorum was present.*****

ITEM 1. Call to Order.

Chairman Ewings called the January 31, 2005 meeting to order at 7:00 p.m.

ITEM 2. Pledge of Allegiance.

Chairman Ewings led the Pledge of Allegiance.

ITEM 3. Invocation.

Planning Board member Vernel Gibson gave the invocation.

ITEM 4. Public Comments Section

Chairman Ewings opened the floor to anyone who wished to make comments.

Robin Russell: Real estate salesperson, developer and resident of the City of Trinity. Mr. Russell discussed changes addressing the Parks and Recreation fee (fee in lieu) and how this fee increase would be passed on to the consumer when purchasing a home. Mr. Russell discussed growth that he felt would happen contributing that growth to the sewer bond referendum and the low tax rate in Trinity. He discussed his feelings on controversy that could be associated with the fee in lieu policy if passed as well as the potential for law suits using the example from Durham County concerning Impact Fees charged by Durham County for the impact that growth has on schools.

Gary Loflin, 7229 Bridlewood Drive, Trinity: Mr. Loflin discussed a recent report given by John Stossell that gave his opinions concerning development, growth, and open space.

Stan Byrd, Stan Byrd Realtors: Mr. Byrd discussed the 2 Conservationists Subdivision's that he was involved with located in Randolph County. Mr. Byrd discussed how job economy helped

to drive development. He stated his largest concern was continuing to add expenses that had to be passed on to the consumer and the effect that this would have on future generations. I hope all planning departments in each municipality will continue to try and work with the developers and builders to help achieve this.

Terry Nall, 6969 Weant Road, Archdale: Mr. Nall discussed his efforts to dedicate creek property as open space on a project he was currently involved with as well as buffers, and the expense cost involved to provide a road crossing over the creek. All of these things drive up costs of development. We are working hard to preserve the creeks in this project with and approximate 100 acres of open space in this subdivision. We have approximately 20 acres of open space in another subdivision that I am involved in the development of. I agree with open space and think it looks good.

ITEM 5. Review and Approval of the Minutes.

- **Regular Meeting of December 28, 2004**
- **Board of Adjustment December 28, 2004**

Chairman Ewings called for any changes or corrections to the December 28, 2004 minutes.
Changes to minutes

*****Changes to the minutes to reflect that Paula Peace was present and change wording in Item 6 from City Council to Board Member. *****

With no other changes, **Board member Maness made a motion to adopt the minutes of the December 28, 2004 minutes as written with noted changes. Board member Gibson seconded the motion. The motion and second was approved unanimously by all Board members present.**

ITEM 6. Subdivision Ordinance

Chairman Ewings opened this item and asked Mr. Stumb to brief Board members on the changes.

Mr. Stumb reviewed the changes as per attachment (included). After the review, Mr. Stumb advised Board members that 6-18 had been deleted.

After the review, Chairman Ewings opened the item for discussion and or action to Board members.

Board members and Mr. Stumb discussed cluster development and how these changes would make Trinity competitive with neighboring municipalities in an effort to attract developers. They also discussed smart growth and the ability to attract higher end industry as well as pattern growth. This will also address ingress and egress needed in growth development. Board members also discussed section 6-6 relating to curb and gutter and sidewalks. Mr. Stumb and Manager Bailie discussed the changes and advised Board members curb and gutter would be mandatory in all major subdivisions, however no sidewalks would be allowed due to Council action. The Council had concerns with maintenance and liability costs to the city as a result of sidewalks. Staff also researched the possibility of requiring the Homeowners Association to accept responsibility of sidewalks. We found that residents in these subdivisions may feel that they were being double taxed and object to this. Also we can not assess property owners for sidewalk repair without General Assembly approval.

With no further discussion, Board member Sikes made a motion to present the changes to Council as presented. Board member Phillips seconded the motion. The motion and second was approved unanimously.

ITEM 7. Open Space

Chairman Ewings opened this item and asked Mr. Stumb to review proposal with Board members.

Mr. Stumb, Planning Director, reviewed handout (included) concerning Parks, Recreation, and Open Space. After Mr. Stumb's review Chairman Ewings turned this item over to Board members for further discussion and or action.

Board members discussed open space, fee in lieu of dedicated open space, and whether this would be applied to the entire city. They also discussed the impact this could have on development or the future growth of Trinity and their efforts to provide the tools necessary to encourage development of residential, commercial and industrial business. Also discussed was how this fee had impacted growth in neighboring municipalities.

Board members and Mr. Stumb discussed the reason for implementation of this requirement. Mr. Stumb advised Board members this condition was included in Thomasville's Ordinance concerning the Trin-Thom Development and was incorporated into Trinity's Ordinance. Manager Bailie advised members this was not imposed on commercial or industrial development because they are not bringing people into the city as residential development does.

Board members discussed their feelings on citizen response to parks and open space and the need to prioritize goals and needs. They also discussed the need for upscale homes and industry. They discussed the benefits that retail development would bring citing increased tax base as an example.

Board members asked if the action approved by Council at their last meeting (allowing fee in lieu of land dedication) was for the Trin-Thom development only. Mr. Stumb advised Board members Council's action only affected the Trin-Thom Development.

Board Member McNabb made a motion to table this item until a future date. After further discussion from Board members, Board member McNabb rescinded his motion and made the following motion:

***** Board member McNabb made a motion to take no action and to disregard this item. Board member Sikes seconded the motion. The motion and second was approved unanimously by all Board members present. *****

ITEM 8. Comments from the Board

Chairman Ewings called for comments from the Board.

Board member Sikes asked the board's feelings and comments concerning a motion to discontinue the fees for Mr. Millis on the Trinity side even though he was aware of the stipulation of these fees in the Trin-Thom Development.

Board members discussed how the fee would be used since this item was disregarded by motion and approval. Manager Bailie advised Board members that Mr. Stumb was in the process of developing a citywide park plan . The plan would be presented to you and then to Council for

approval. This fee paid by Mr. Millis would probably be used in the development of the property already owned by the city.

After considerable discussion among Board members, Chairman Ewings opened the floor for a motion.

Board member Sikes made a motion to send to Council for consideration refunding to the Millis Group Development the fee in lieu paid to the City of Trinity since this item was not adopted tonight by this Board. Board member Phillips seconded the motion. The motion and second was approved by a 6 to 1 vote with Board member Gant voting Nay.

ITEM 9. Comments from Staff

Chairman Ewings called for comments from staff.

Mr. Stumb thanked Board members for their willingness to change the Regularly Scheduled Meeting date to today.

Board members discussed who was responsible for enforcing junk cars in Trinity. Mr. Stumb advised Council this was under his duties. Also discussed was the recommendation of this Board to City Council to consider reduction in lot sizes to 3 houses per acre. Mr. Stumb advised Board members this would be considered by Council at their February, 2005 meeting. Ms. Gant asked if this would be for all future developments in Trinity. Mr. Stumb stated it would be R-12 or 3 units per acre.

Manager Bailie advised members there was a portion of property in the Trin-Thom development zoned for multi-family development. You will be receiving for consideration at your next meeting a Special Use Permit for apartments in this designated district.

ITEM 10. Adjourn

With no further business to discuss, Chairman Ewings called for a motion to adjourn.

Board member Peace made a motion to adjourn the January 29, 2005 meeting. Board member McNabb seconded the motion. The motion and second was approved unanimously by all Board members present.